

080.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

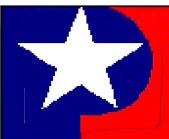
883,500 / 883,500

USE VALUE:

883,500 / 883,500

ASSESSED:

883,500 / 883,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		BRATTLE TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WAXLAX CHRISTINA	
Owner 2: PAYNE JAMES	
Owner 3:	
Street 1: 28 BRATTLE TERR	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Owner 1: BRENNAN KRISTIN S -
	Owner 2: -
	Street 1: 28 BRATTLE TERRACE
	Twn/City: ARLINGTON
	St/Prov: MA
	Postal: 02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 2195 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	9/18/2018	1351	Redo Bas	29,100	C				finish half of bsm	5/2/2019	SQ Returned	JO	Jenny O
	4/20/2017	438	Add Att	17,000	O					11/27/2018	MEAS&NOTICE	CC	Chris C
	7/8/2015	911	Addition	105,000		7/8/2015			Add 2nd level addi	5/18/2015	Sales Review	PT	Paul T
	8/4/2014	953	Manual	56,250		8/4/2014			Retaining wall per	5/14/2015	SQ Returned	MM	Mary M
	5/29/2014	558	Redo Kit	50,000						6/19/2014	Info Fm Prmt	PC	PHIL C
										5/20/2009	Measured	197	PATRIOT
										12/3/2008	MLS	MM	Mary M
										12/9/2002	MLS	MM	Mary M
										4/28/2000	Inspected	201	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4094.000	503,500		380,000	883,500		49897
Total Card	0.094	503,500		380,000	883,500	Entered Lot Size	GIS Ref
Total Parcel	0.094	503,500		380,000	883,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	402.47	/Parcel: 402.47	Land Unit Type:	Insp Date
							11/27/18

!6525!

PRINT Date Time

12/30/21 04:03:17

LAST REV Date Time

08/07/19 12:26:59

apro

6525

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN KRISTIN	71335-356	1	7/18/2018		925,000	No	No		
RIVERA TREVOR M	64660-539		12/15/2014		475,000	No	No		
FEDERAL HOME LO	62638-467		9/16/2013	Sub Sale	330,022	No	No		
EDWARDS-LEPPER	61758-538		5/8/2013	Forclosure	313,077	No	No		
TANG JING	49992-210		8/23/2007		349,000	No	No		
HIRSCH DANIEL C	36549-227		9/30/2002		325,000	No	No		
PARLEE GRETA J	28365-132		3/27/1998		169,500	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4094	Sq. Ft.	Site			0	70.	1.33	11									379,974						380,000	

